

Cover Sheet for:

Preliminary Plan 1-95042A

Project Application

Development Review Division

Effective 7/1/1999

Maryland-National Capital Park & Planning Commission ■ 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760 ■ (301) 495-4595, Fax (301) 495-1306

APPLICATION

Amendment to Approved Preliminary Plan

For M-NCPPC Staff Use Only

Date Application & Fee Received	10/24/2006 by R. Hall	Revised Plan File Number	1 - 95042A A
Fee (Attach Fee Worksheet)	\$2200.00 by R. Hall	NR/FSD File Number	4 -
Date Application Complete		DRC Meeting Date	
		MCPB Hearing Date	

Approved Preliminary Plan Name CLARKSBURG TOWN CENTER Plan No. 1 - 95042

Lot(s), block(s) and subdivision if located within an existing subdivision recorded among the land records, OR enter parcel number(s) including liber and folio reference(s) (attach copy of tax plate or record plat, if applicable) _____

Adopted Special Exception/Variance, if applicable Case # S _____ or # A _____

Approved Zoning Application/Development Plan description, if applicable (attach resolution) Case # G _____

Approved Project Plan file number, if applicable 9 - 94004If previous Preliminary Plan on this property, enter application file number 1 - 95042

If previous Pre-Preliminary Plan on this property, enter application file number 7 - _____

If a resubdivision of recorded lots, enter M-NCPPC Record Plat Number(s) _____

Attach letter describing the nature of the amendment(s) requested by the applicant ☐ Attached

Location: (Pick either A or B.)

A. On _____ feet _____ of _____
Street Name (N, E, S, W, etc.) Nearest Intersecting Street Name

B. SE quadrant, intersection of PIEDMONT ROAD and CLARKSBURG ROAD
(N, E, S, W, etc.) Street Name Street Name

An application will not be accepted for review unless all required information and fees are provided. If the amendment does not change prior information shown on the original preliminary plan application, then the following section does not have to be completed.

Total number of lots proposed.....	69
Total number of dwelling units proposed	149
Total number of existing dwelling units	0
Number of moderately priced dwelling units and/or assisted housing proposed, if applicable	18
Total area included on plan	13.72AC
Amount of proposed commercial/industrial square footage	0
Existing zoning	RMX-2
Number of transferable of development rights (TDRs) proposed, if applicable	0
If requesting an optional method of development, identify option (i.e.: Cluster, MPDU or TDR)	
Is your property in the Locational Atlas and Index of Historic Sites, or Master Plan for Historic Preservation?	NO
Identify incorporated municipality of special taxing district, if applicable.....	NO
Are you requesting a waiver or variation of any zoning and/or subdivision standards? (attach justification)	NO

Amendment to Approved Preliminary Plan Application

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Type and Quantity of Development:

SF = Single Family 0 d.u. HI = High Rise 0 d.u. DP = Duplex or Semi Detached 0 d.u.
TW = Townhouse 69 d.u. QP = Quadrexplex 0 d.u. PB = Piggyback 0 d.u.
GR = Garden Apartment 80 d.u. OT = Other (Church, etc.) 0 s.f.
CM = Commercial 0 d.u. IN = Industrial 0 s.f.

Proposed Sanitary Systems: ☒ Public Water ☐ Well ☒ Public Sewer ☐ Septic

Are there any legal restrictions applicable to this property other than those shown on this plan? ☐ Yes ☒ No
If yes, please describe.

Tax Account Number(s) associated with the plan:

1602008787, 160200026117

Applicant Information:

1. Applicant (Owner or Contract Purchaser)

TERRABROOK CLARKSBURG, LLC

JIM RICHMOND

Name

Contact Person

1 PIEDMONT ROAD

Street Address

CLARKSBURG, MD 20871-0287

City

State

Zip Code

()

(301)

540-9765

Telephone Number

Fax Number

2. Owner (If Applicant is a Contract Purchaser, list Owner here.)

Name

Contact Person

Street Address

City

State

Zip Code

()

Telephone Number

()

Fax Number

3. Engineer or Surveyor

CHARLES P. JOHNSON AND ASSOCIATES, INC.

Name

Contact Person

1751 ELTON ROAD

Street Address

SILVER SPRING, MD 20903

City

State

Zip Code

(301)

434-7000

Telephone Number

(301)

434-9394

Fax Number

Signature of Applicant (Owner or Contract Purchaser)

Signature

Name (Type or Print)

Date

10-12-01

Amendment to Approved Preliminary Plan

Checklist

An application will not be accepted for review unless all required information and fees have been provided.

1. General Information

- 1.1 Complete application form
- 1.2 Approved development plan special exception plan, project plan application number(s) and opinion(s)
- 1.3 List of adjacent/confronting property owners presented in conformance with the Board's noticing requirements
- 1.4 Justification sheet for waiver(s) or variations of zoning or subdivision standards/requirements necessary for plan to be approved, if any

An application will not be reviewed unless the following information has been submitted with the application.

2. PRELIMINARY PLAN DRAWING

- 2.1 Scaled drawing with north arrow
- 2.2 Title information
- 2.3 Vicinity location map
- 2.4 Signature of registered engineer/surveyor
- 2.5 Plan notes in tabular form to include zoning, acreage, schedule of required/provided zoning standards, types and amounts of uses proposed, etc.
- 2.6 Location and names of adjacent subdivisions, including lot, block, record plat/preliminary plan/site plan application numbers
- 2.7 Location and typical section of existing/proposed streets, dedicated ROWs, and related easements
- 2.8 Boundary outline of property with survey tied to the WSSC or Maryland State Grid System
- 2.9 Existing and proposed utilities including easements
- 2.10 Conceptual sewer and water plan
- 2.11 Existing zoning with zoning lines (if split zoned)
- 2.12 Proposed lot and block layout with street and other dedications shown including sites for public uses, ROWs and easements
- 2.13 For sites other than single-family dwellings, identify uses proposed with dimensions and area of each site, with interior roads and access shown
- 2.14 Existing/proposed wells/septic areas on-site and within 100' of property.
- 2.15 Areas for stormwater management, open space, recreation, forest conservation, trails and sidewalks (on-site)
- 2.16 Existing topography at 5' intervals
- 2.17 Conceptual grading/limits of disturbance
- 2.18 Staging sequence/development program
- 2.19 Special requirements for cluster, TDR and MPDU Plans (Post cluster sign on site)

No. Copies	Engineer/Surveyor	M-NCPPC Staff
	Submitted or N/A	Accepted or Not Accepted
18	✓	✓
12	✓	✓
1	✓	✓
18	✓	✓
55	✓	✓
	✓	✓
	✓	✓
	✓	✓
Preced Plan	✓	
	✓	
Preced App. Prelim	✓	
	✓	✓
	✓	
	✓	
	✓	J
	✓	✓
	NA	
	NA	
	✓	✓
	✓	✓
	✓	✓
	NA	
	NA	

Amendment to Approved Preliminary Plan

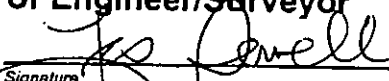
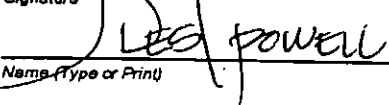
3. SUPPORTING FUNCTIONAL INFORMATION/DRAWINGS

No. Copies	Engineer/Surveyor	M-NCPPC Staff
	Submitted or N/A	Accepted or Not Accepted
12	✓	
12	✓	✓
7	✓	
7	✓	
10		
10		
5		
5		
2		
5		
12		
1		
5		
12		

- 3.1 Approved Natural Resources Inventory/Forest Stand Delineation
- 3.2 Forest conservation plan and worksheet
- 3.3 Proposed stormwater management concept (attach copy of completed SWM application form)
- 3.4 Storm drainage area study with map showing upstream watershed
- 3.5 Traffic study including
 - 1. Staging ceiling and/or
 - 2. Local area review
- 3.6 Tentative street profiles
- 3.7 Sight distance evaluation certification
- 3.8 Existing lot layout for resubdivisions with delineation of neighborhood ...
- 3.9 Required information for Health Department approval of septic areas
- 3.10 Off-site utility connections and other off-site features affecting plan
- 3.11 TDR density calculations including base density, TDR units, MPDU units, density allowed by area master plan and 2/3 of required TDRs
- 3.12 Draft traffic mitigation agreement if site is located in transportation management district
- 3.13 Composite plan if preliminary plan includes more than one sheet as submitted

The engineer or surveyor hereby certifies that all required information for the submission of a preliminary plan of subdivision has been included with this application.

Signature of Engineer/Surveyor


 Signature

 Name (Type or Print)

10/11/01
 Date